

53-450 Kamehameha Highway Unit 1, Hauula 96717 * \$599,000

Sold Price: \$650,000 Sold Date: 08-05-2021 Sold Ratio: 109%
 Beds: **2** MLS#: **202111765, FS** Year Built: **1949**
 Bath: **1/0** Status: **Sold** Remodeled: **2017**
 Living Sq. Ft.: **600** List Date & DOM: **05-24-2021 & 10** Total Parking: **2**
 Land Sq. Ft.: **4,841** Condition: **Above Average, Average** [Assessed Value](#)
 Lanai Sq. Ft.: **200** Frontage: Building: **\$89,800**
 Sq. Ft. Other: **0** Tax/Year: **\$137/2020** Land: **\$411,400**
 Total Sq. Ft. **800** Neighborhood: **Punaluu** Total: **\$501,200**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone VE - Tool** Stories / CPR: **One / Yes**
 Parking: **2 Car, Boat, Carport** Frontage:
[Zoning](#): **05 - R-5 Residential District** View: **Mountain, Ocean, Sunrise**

Public Remarks: Rare opportunity to own property across the street from an uncrowded sandy beach. Mornings out on the deck offer beautiful sunrise views. Or, go out back and admire the grandiosity of the Ko'olau mountain range and the many surrounding valleys. This is the country life for those looking to slow down and enjoy the lush greens and deep blues that Oahu offers. Part of a CPR with no maintenance fee's and the possibility of adding on to the current structure, this can be a perfect starter home or grow with your needs. Property sold 'As-Is' and may not match tax records. Come to the open house 5/26, 5-7:30 pm. **Sale Conditions:** None **Schools:** [Kahuku](#), [Kahuku](#), [Kahuku](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|---|---------------------------|----------|---------------|---------------|-----|
| 53-450 Kamehameha Highway 1 | \$599,000 | 2 & 1/0 | 600 \$998 | 4,841 \$124 | 10 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| 53-450 Kamehameha Highway 1 | \$137 \$0 \$0 | \$411,400 | \$89,800 | \$501,200 | 120% | 1949 & 2017 |

| Address | Sold Price | Sold Date | Sold Ratio | Original Ratio | Sold Terms |
|---|------------|------------|------------|----------------|--------------|
| 53-450 Kamehameha Highway 1 | \$650,000 | 08-05-2021 | 109% | 109% | Conventional |

53-450 Kamehameha Highway 1 - MLS#: **202111765** - Rare opportunity to own property across the street from an uncrowded sandy beach. Mornings out on the deck offer beautiful sunrise views. Or, go out back and admire the grandiosity of the Ko'olau mountain range and the many surrounding valleys. This is the country life for those looking to slow down and enjoy the lush greens and deep blues that Oahu offers. Part of a CPR with no maintenance fee's and the possibility of adding on to the current structure, this can be a perfect starter home or grow with your needs. Property sold 'As-Is' and may not match tax records. Come to the open house 5/26, 5-7:30 pm. **Region:** Kaneohe **Neighborhood:** Punaluu **Condition:** Above Average, Average **Parking:** 2 Car, Boat, Carport **Total Parking:** 2 **View:** Mountain, Ocean, Sunrise **Frontage:** **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Kahuku](#), [Kahuku](#), [Kahuku](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market